



City of Charleston

# Board of Architectural Review-LARGE

August 23, 2017

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

## **Agenda Item 1:**

**Approval of minutes from the January 25, 2017 meeting.**



## **Agenda Item 2:**

**Approval of revisions to Appendix D: Rules of Procedure for Board of Architectural review.**

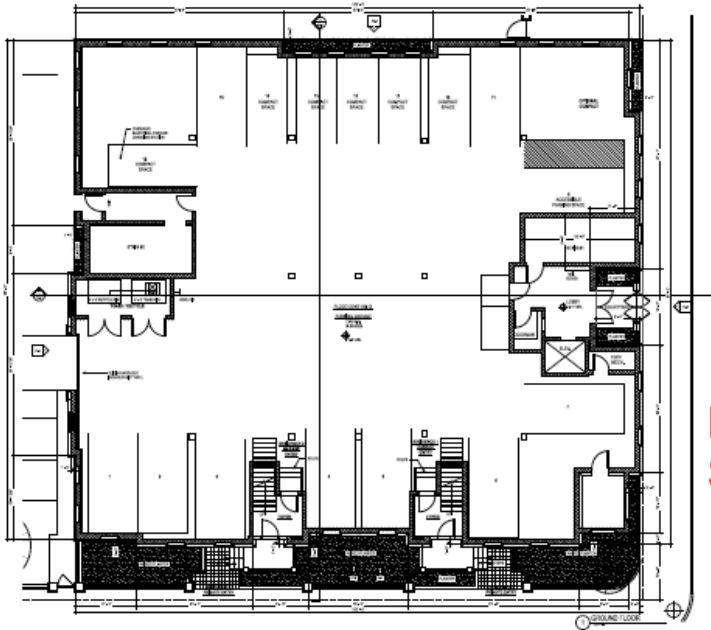


## **Agenda Item 3:**

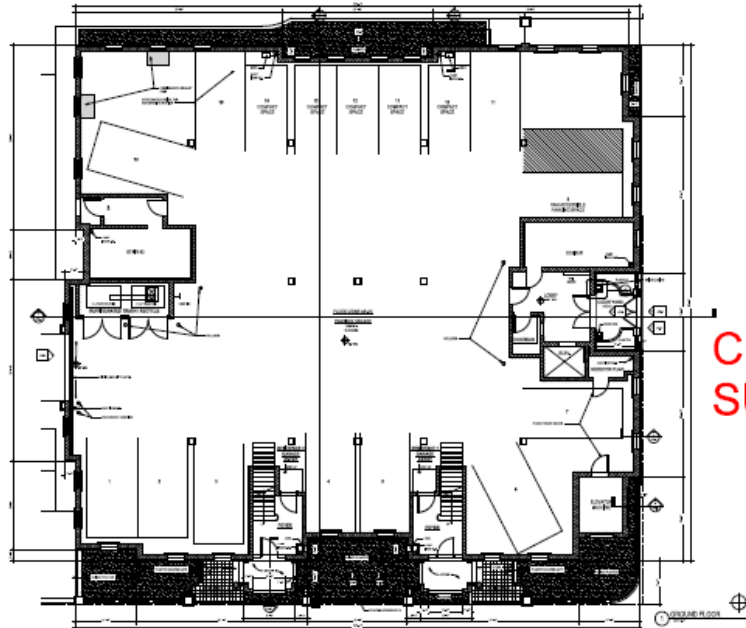
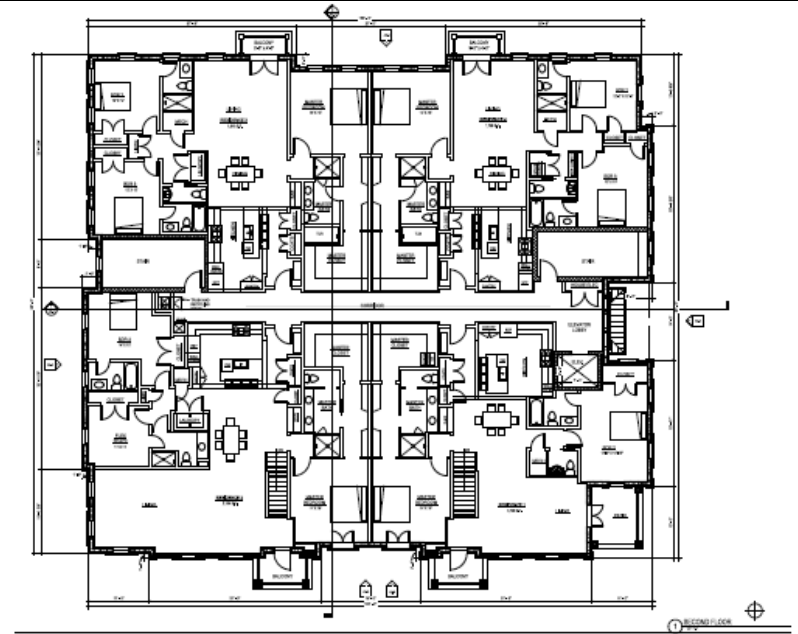
**31 Smith Street**

**Request preliminary approval for new construction of multifamily residential building.**

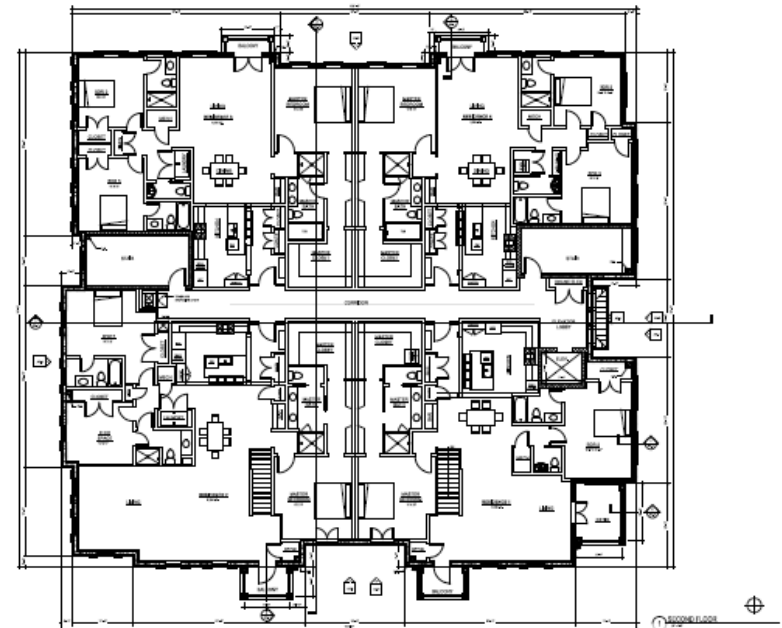
**(Harleston Village) / Old and Historic District**

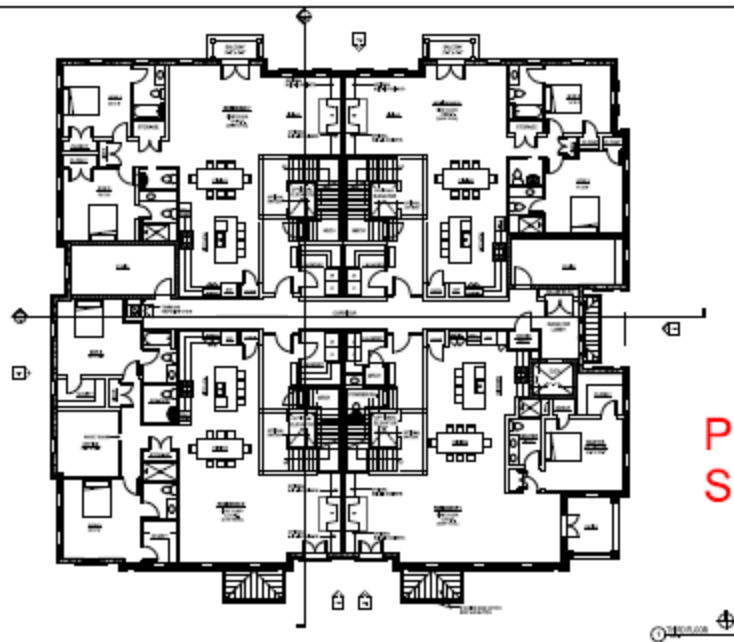


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SUBMITTAL

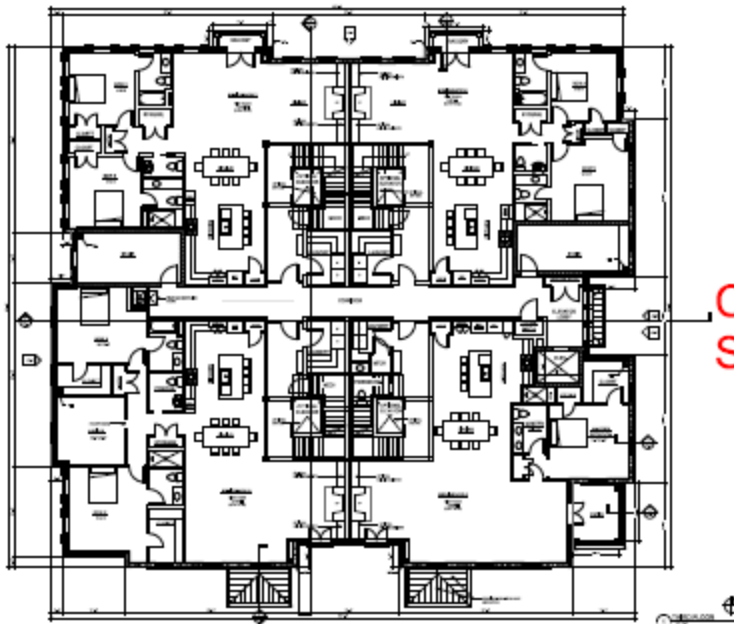
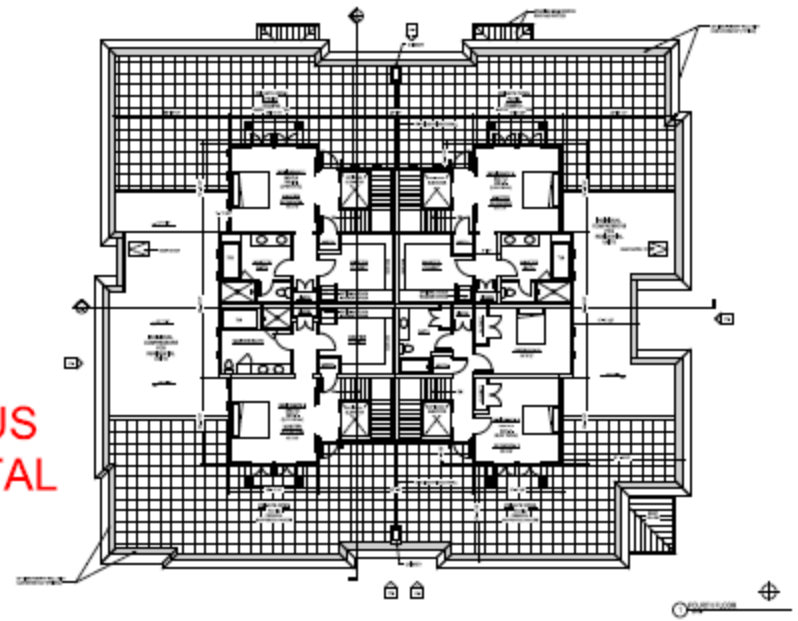


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SUBMITTAL

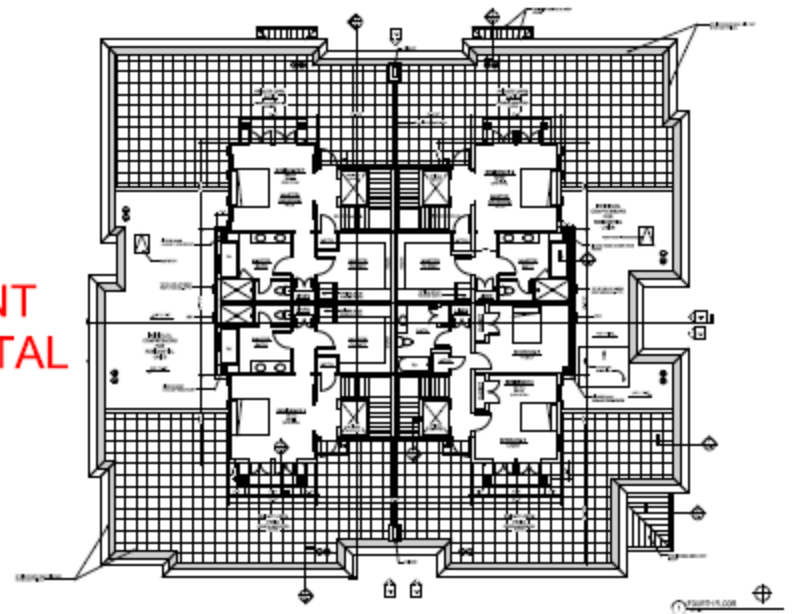




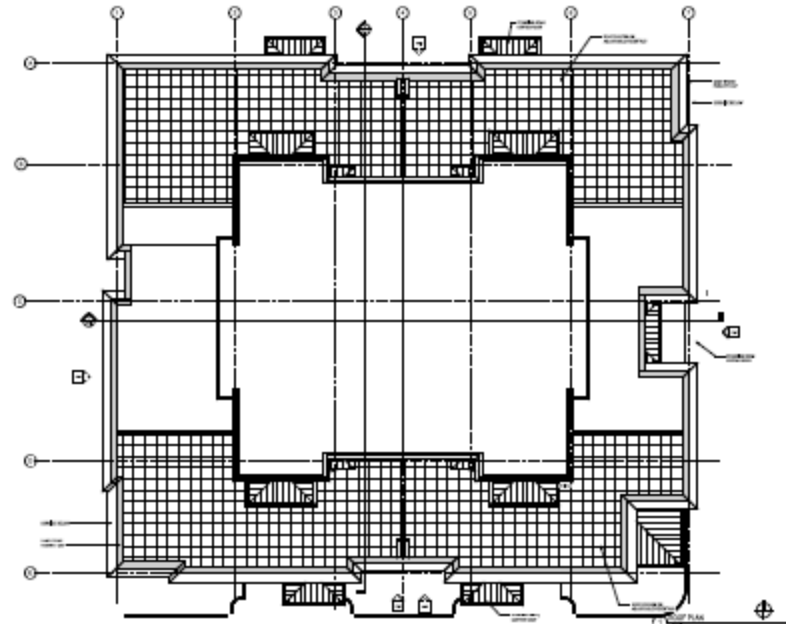
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SUBMITTAL



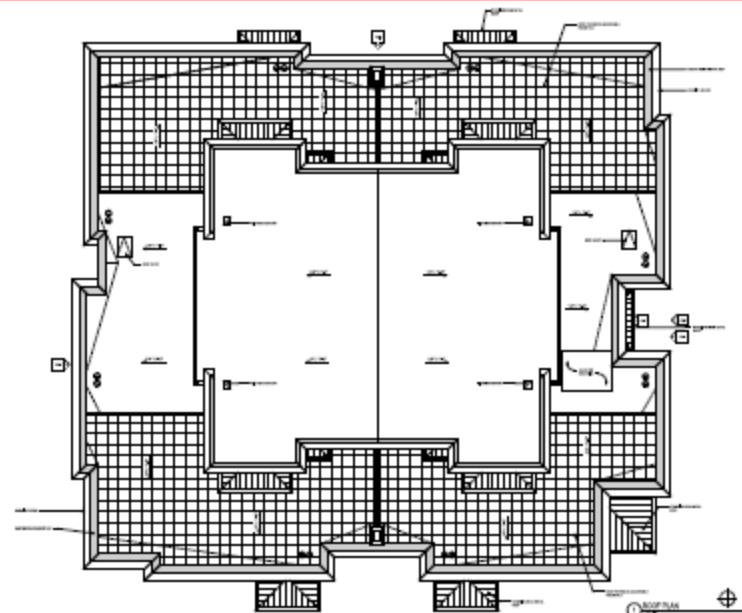
CURRENT  
SUBMITTAL







PREVIOUS  
SUBMITTAL

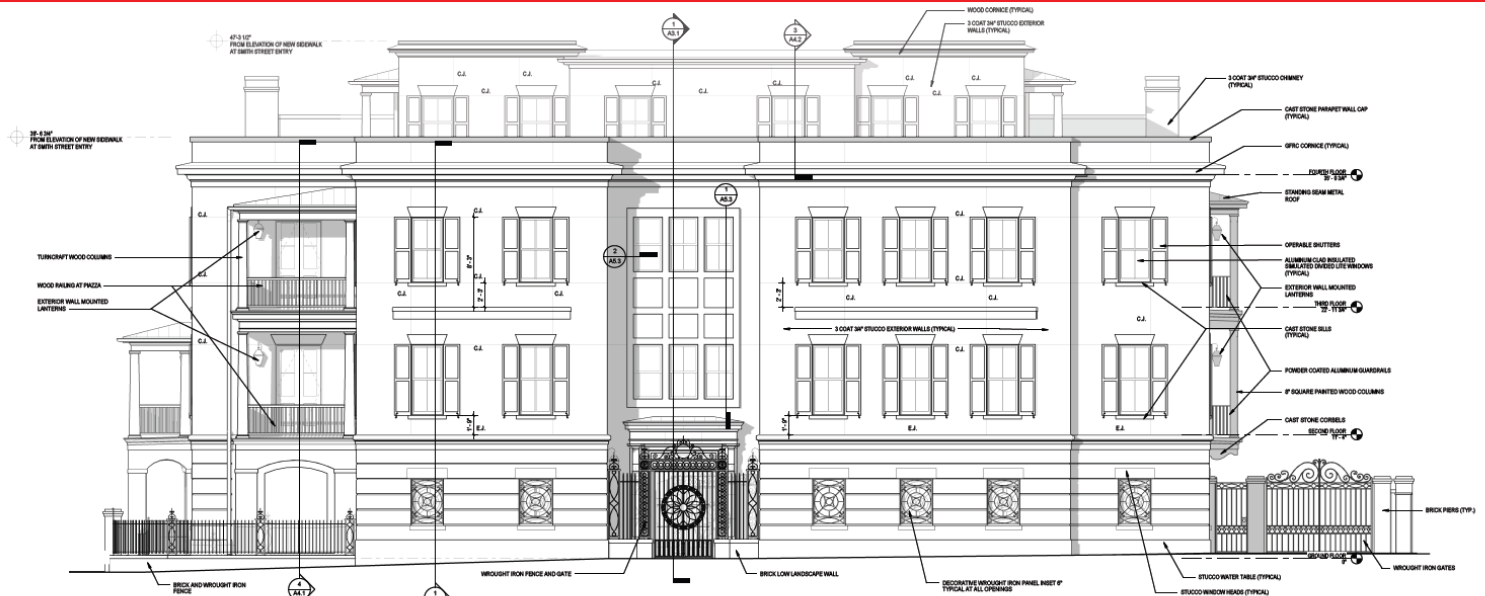


CURRENT  
SUBMITTAL



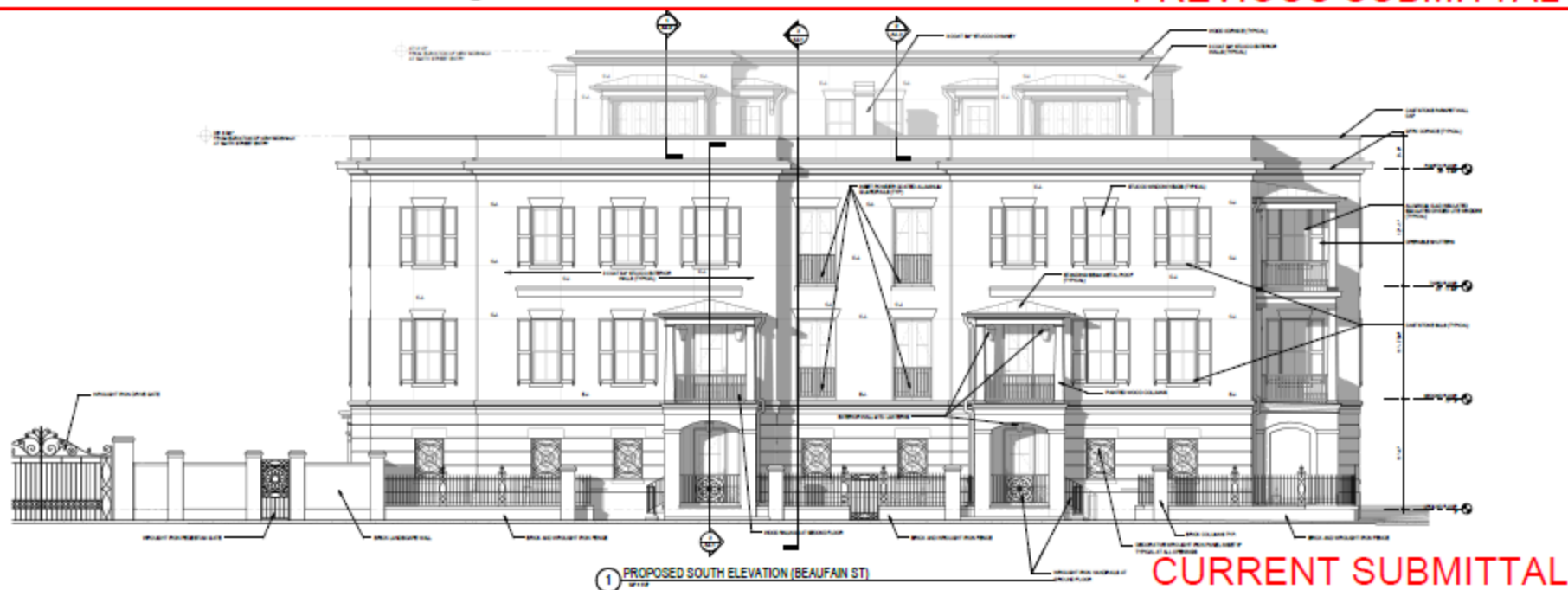
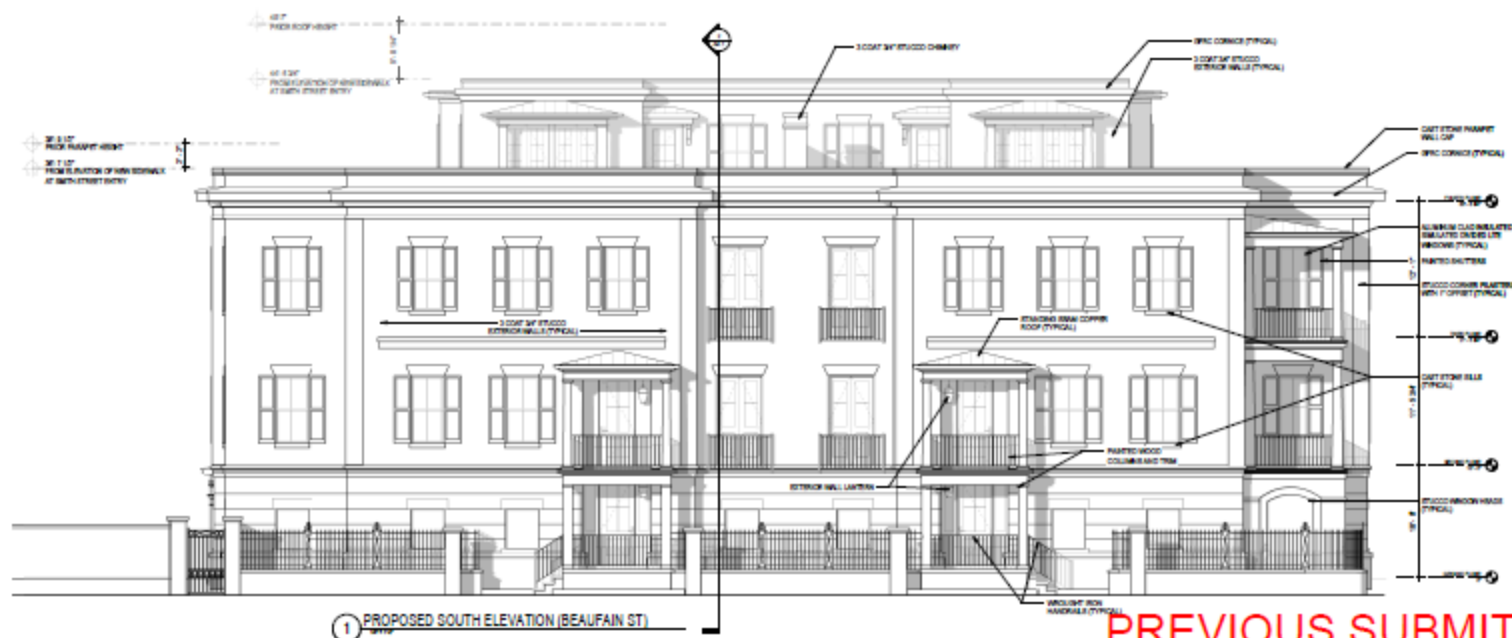
① PROPOSED EAST ELEVATION (SMITH STREET)  
36'-10"

PREVIOUS SUBMITTAL



① PROPOSED EAST ELEVATION (SMITH STREET)  
36'-10"

CURRENT SUBMITTAL









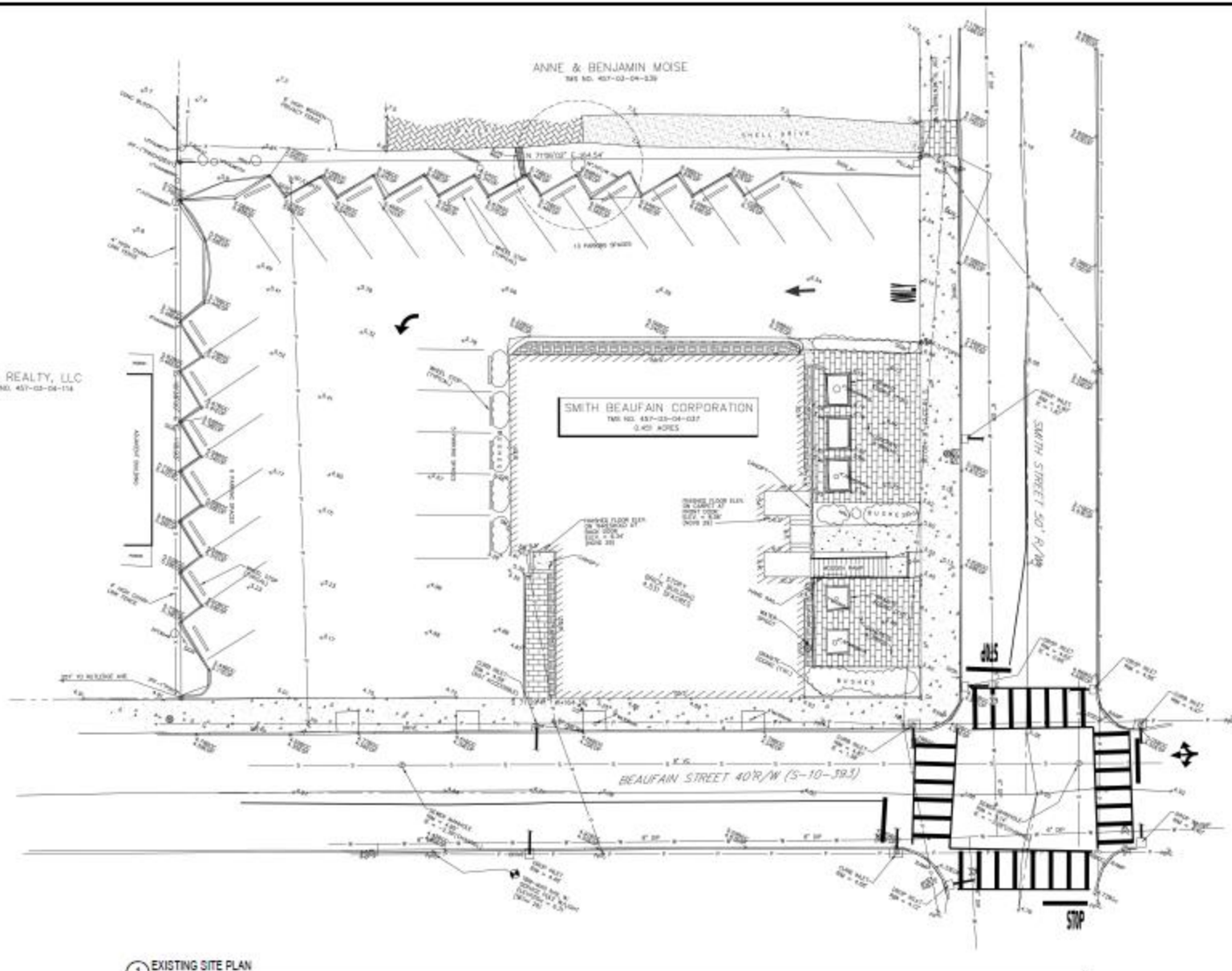
EVANS & SCHMITT ARCHITECTS  
304 METHUEN STREET, CHARLOTTE, NC 28214-1406

HARLESTON GATES  
38 SMITH STREET  
CHARLOTTE, SOUTH CAROLINA



DATE:	01/01/2018
BY:	A. SCHMITT
FOR:	A. SCHMITT
PROJECT:	HARLESTON GATES
LOCATION:	38 SMITH STREET, CHARLOTTE, NC
SCALE:	AS SHOWN
DATE:	01/01/2018
BY:	A. SCHMITT
FOR:	A. SCHMITT
PROJECT:	HARLESTON GATES
LOCATION:	38 SMITH STREET, CHARLOTTE, NC
SCALE:	AS SHOWN

NOT FOR CONSTRUCTION  
A0.1



MJK REALTY, LLC  
TMS NO. 457-03-04-114

1 EXISTING SITE PLAN

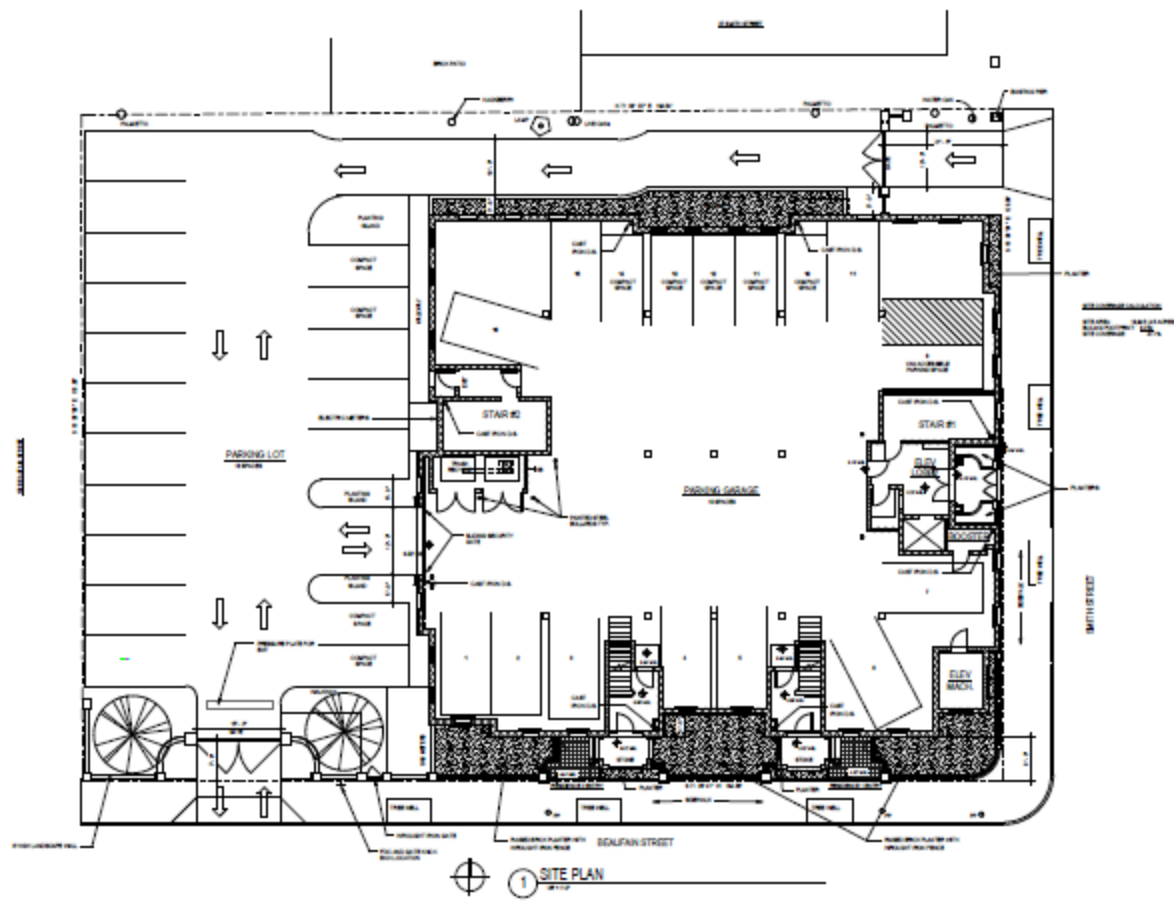


**HARLESTON GATES**  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA

[illegible]

PREPARED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
COPIES OF THIS REPORT:	

A0.2



NOT FOR CONST.





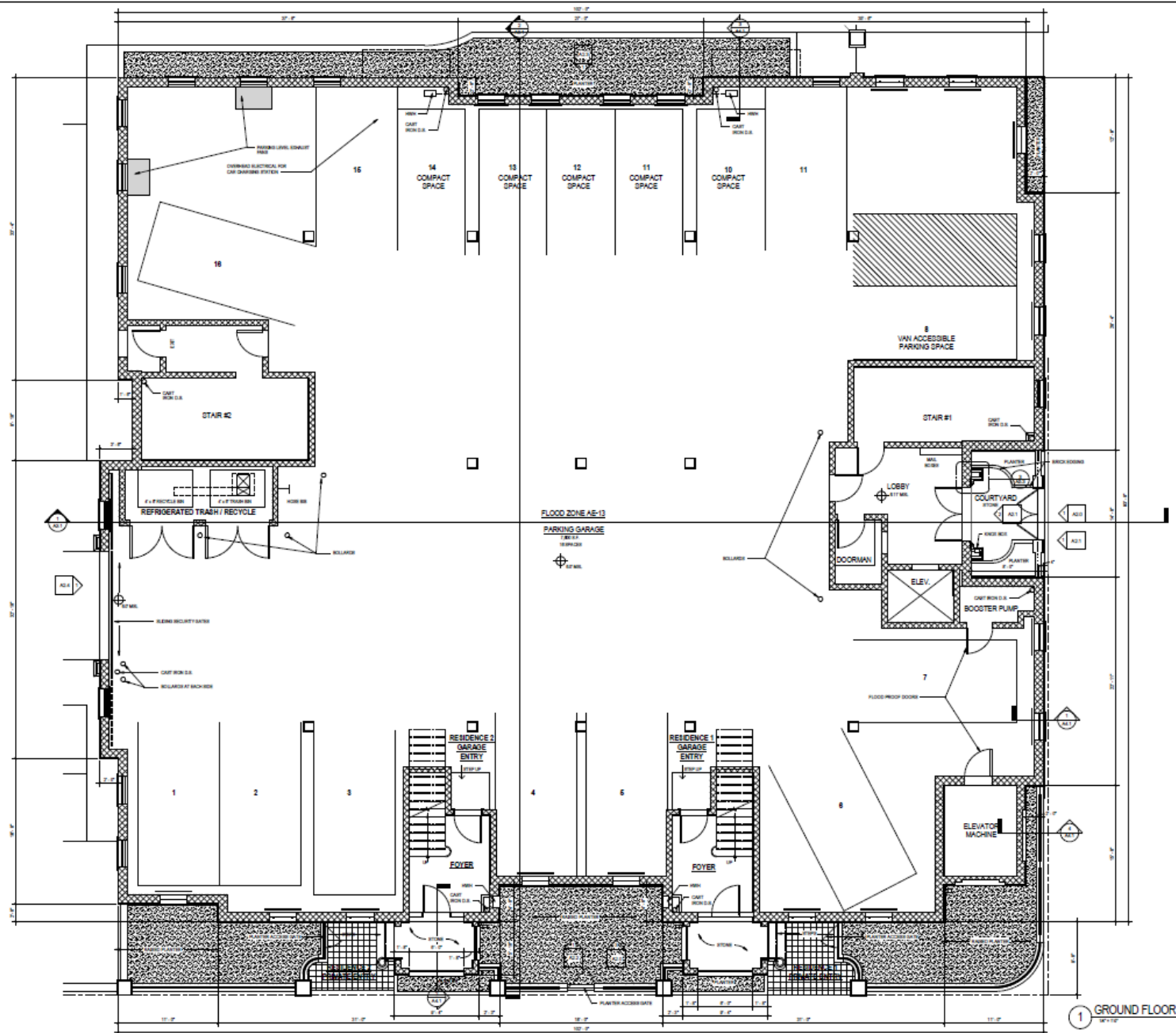
**HARLESTON GATES**  
31 SMITH STREET  
CHARLESTON, SOUTH CAROLINA

[illegible]

PROJECT NO.	18111
DATE	01/11/20
DRAWN BY	RAY
CHECKED BY	JOS/1RAY

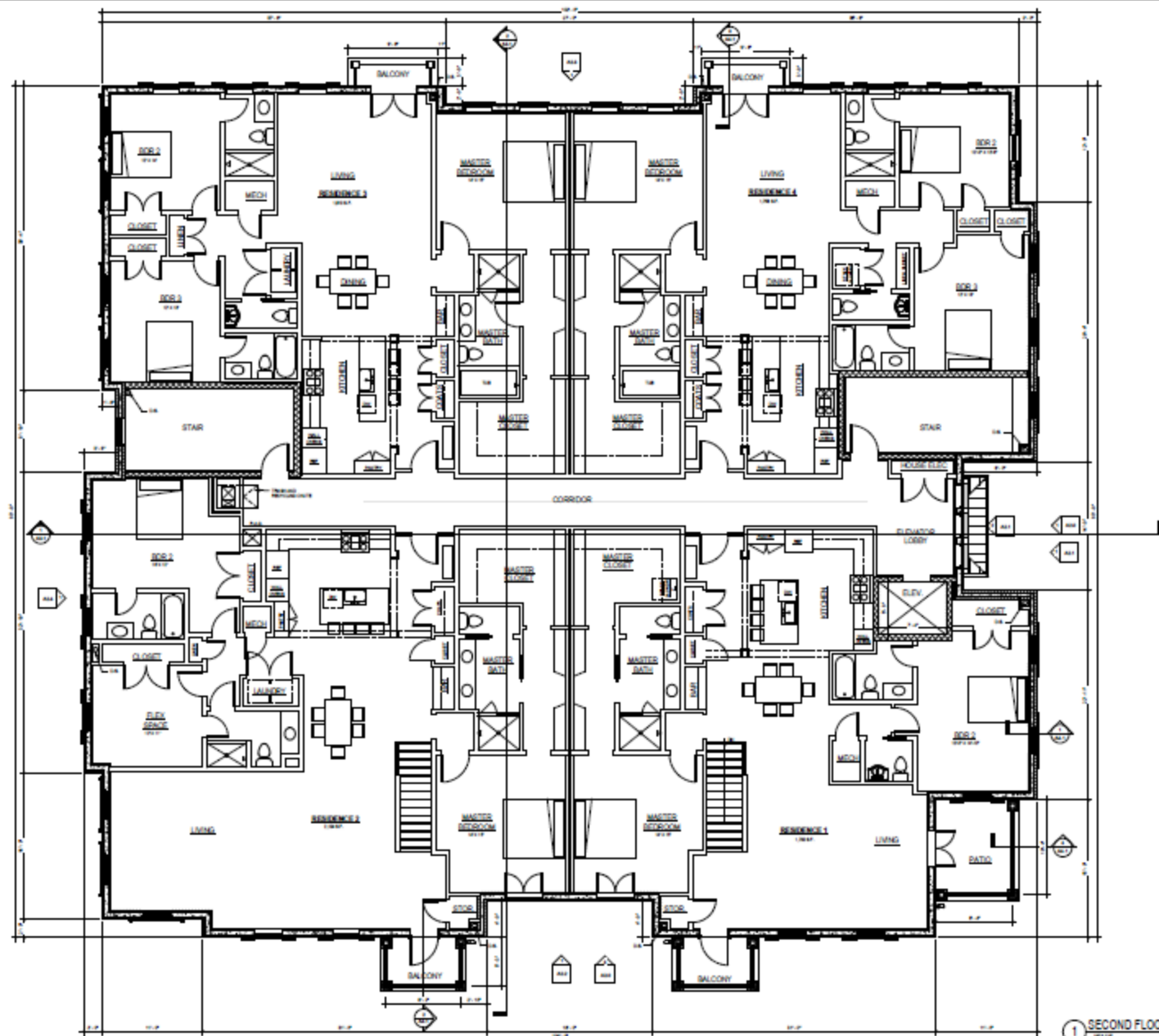
GROUND FLOOR PLAN

### A1.1



NOT ENR CONST





1 SECOND FLOOR



EVANS & SCHMITT ARCHITECTS  
304 WEST 10TH STREET, CORPUS CHRISTI, TEXAS 78401

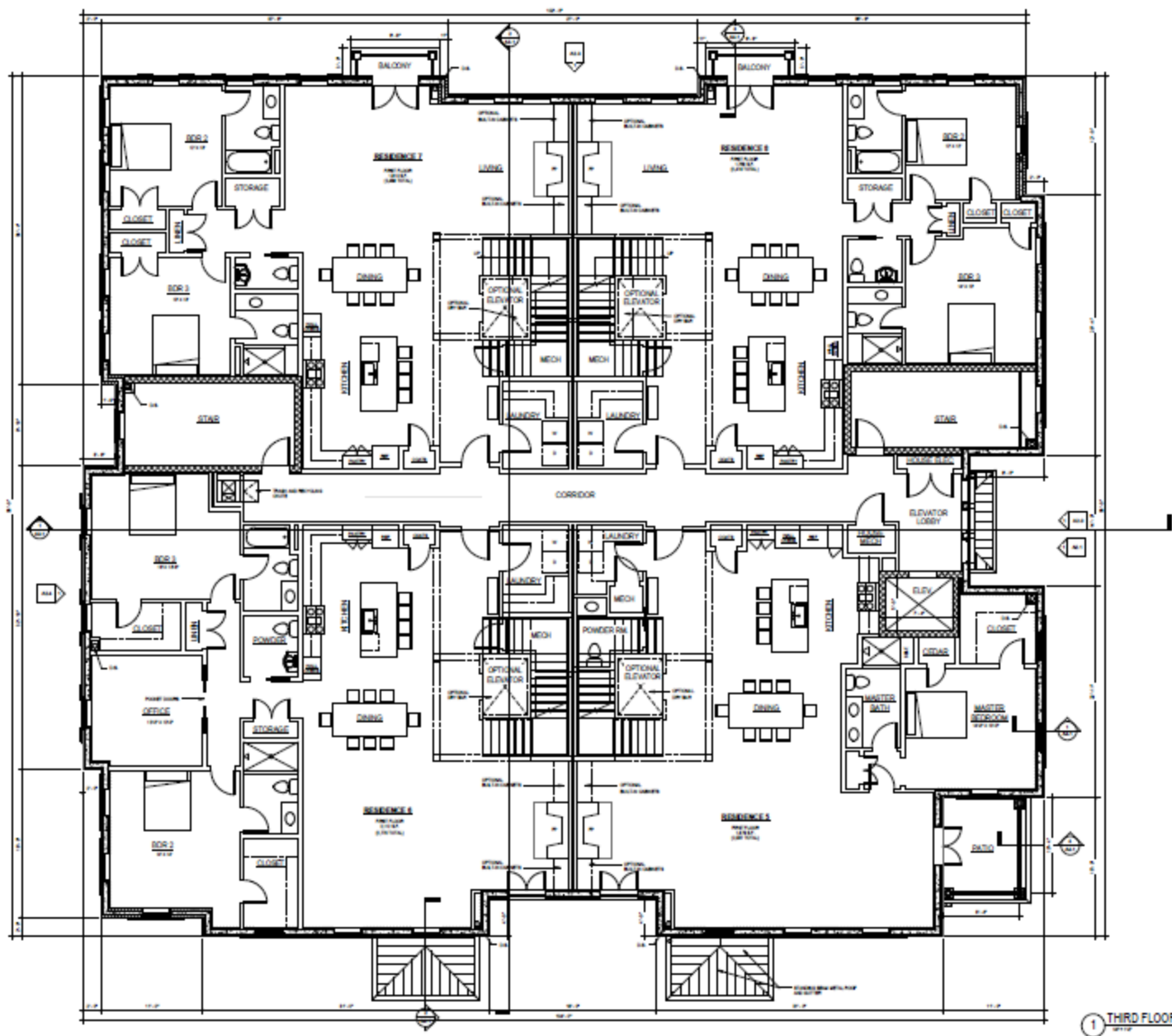
HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



DATE:	10/1/10
BY:	J.E.S.
CHECKED BY:	J.E.S.
APPROVED BY:	J.E.S.
PROJECT NO.:	1000000000

NOT FOR CONSTRUCTION

A1.2



1 THIRD FLOOR  
10' 0"



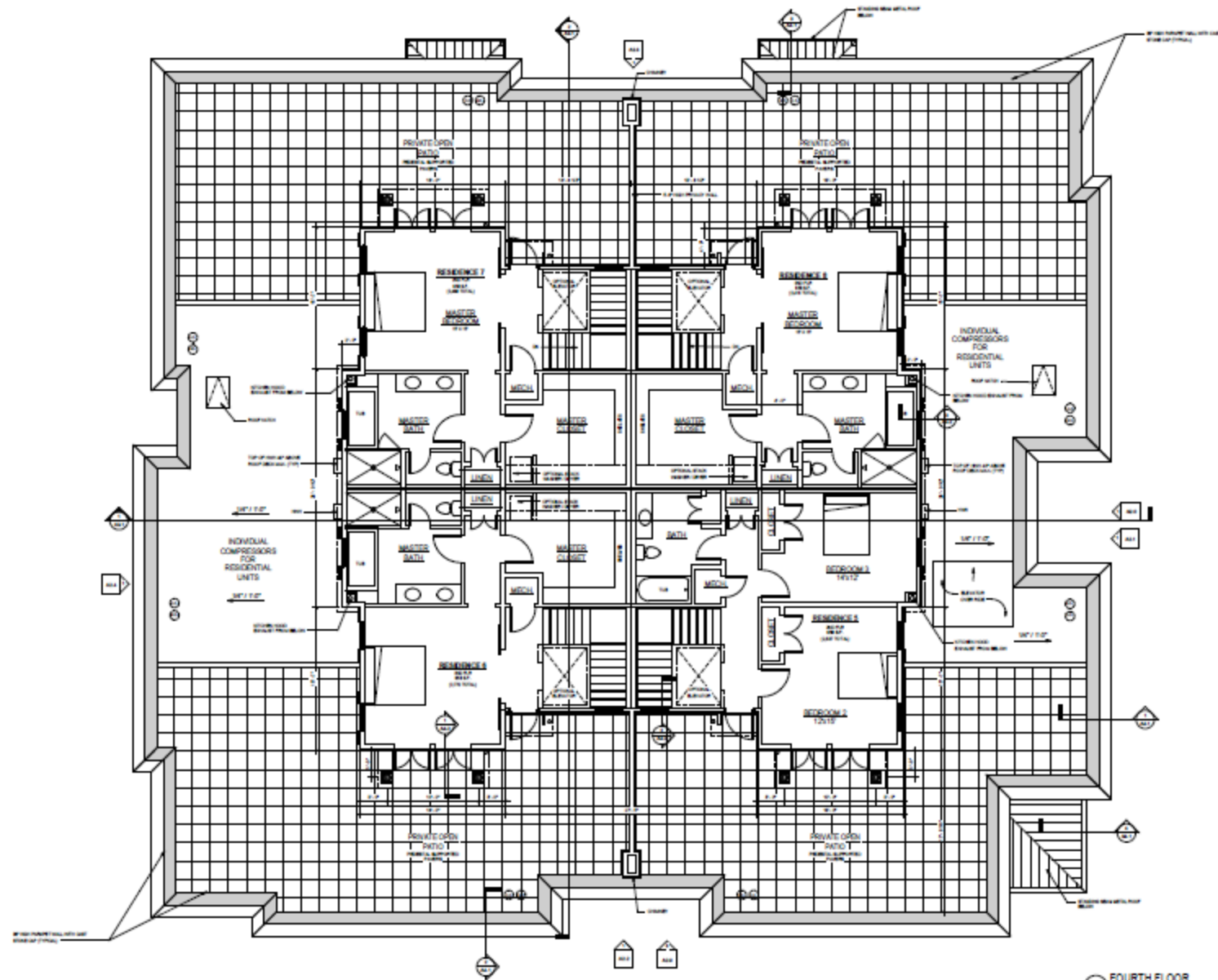
EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CORPUS CHRISTI, TEXAS 78401

HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



DATE:	10/1/2010
BY:	J.E.S.
CHECKED BY:	J.E.S.
APPROVED BY:	J.E.S.
PROJECT NO.:	1001
PROJECT NAME:	HARLESTON GATES
PROJECT ADDRESS:	38 SMITH STREET, CHARLESTON, SC
PROJECT OWNER:	THE HARLESTON GATES
PROJECT PHASE:	CONCEPT
PROJECT STATUS:	IN PROGRESS

THIRD FLOOR PLAN



1 FOURTH FLOOR

NOT FOR CONSTRUCTION



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CHARLESTON, SC 29401

HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



DATE: 10/1/2010  
BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1010  
SHEET NO.: 1010  
DATE: 10/1/2010  
BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

FOURTH FLOOR PLAN

A1.4





1 SMITH STREET - WEST SIDE



2 SMITH STREET - EAST SIDE



3 BEAUFAIN STREET - NORTH SIDE



4 BEAUFAIN STREET SOUTH SIDE



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CHARLESTON, SC 29401-1000

HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

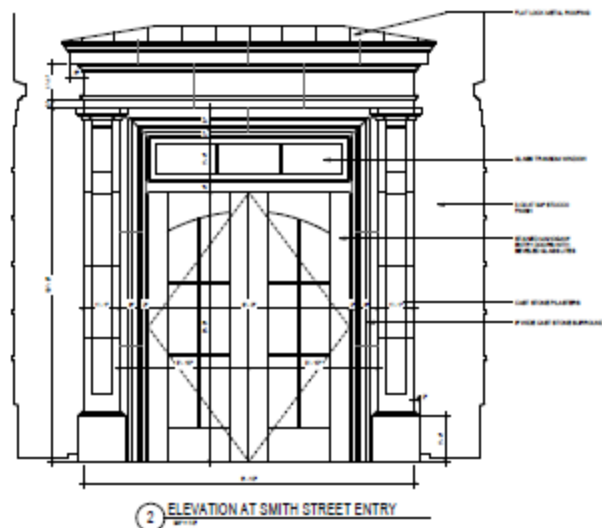
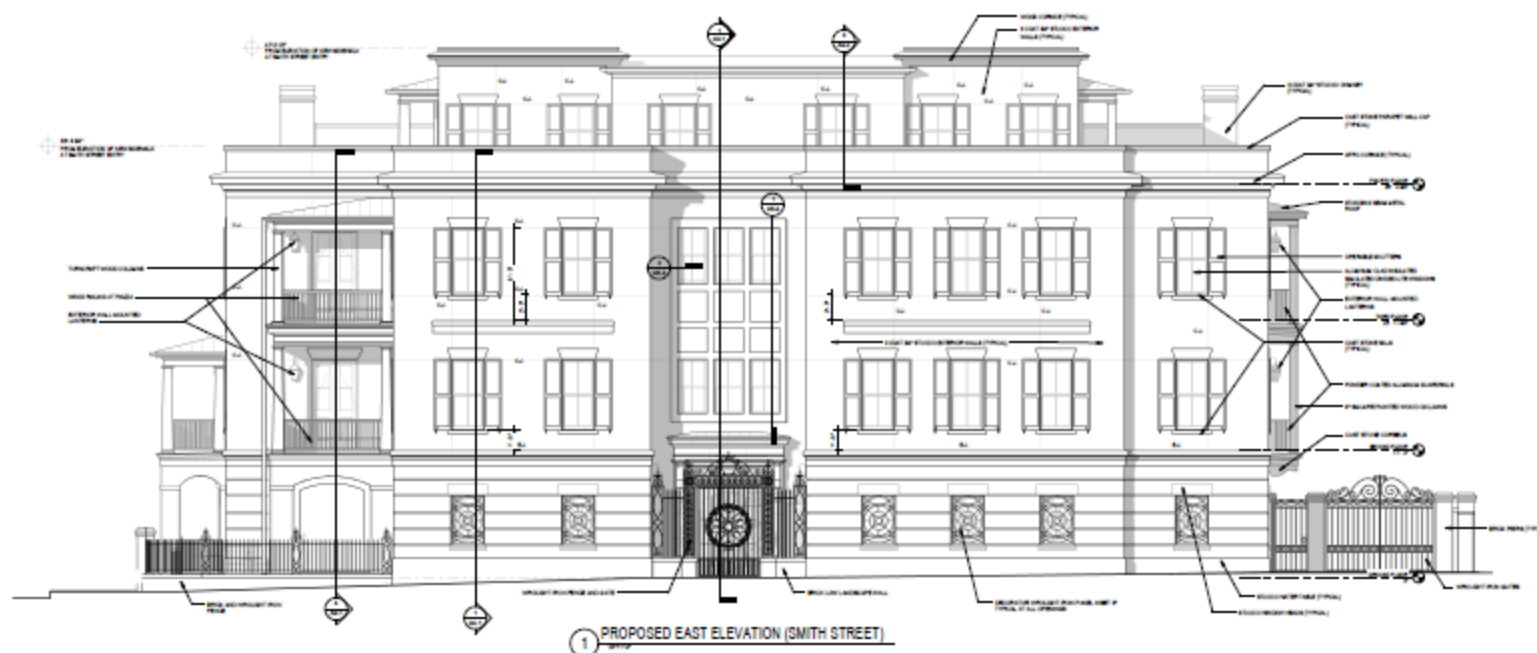
PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

PROJECT NO.: 1014  
SHEET NO.: 1014-1  
DATE: 10/1/2014  
DRAWN BY: J. SCHMIDT  
CHECKED BY: J. SCHMIDT  
APPROVED BY: J. SCHMIDT

NOT FOR CONSTRUCTION





**HARLESTON GATES**  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA

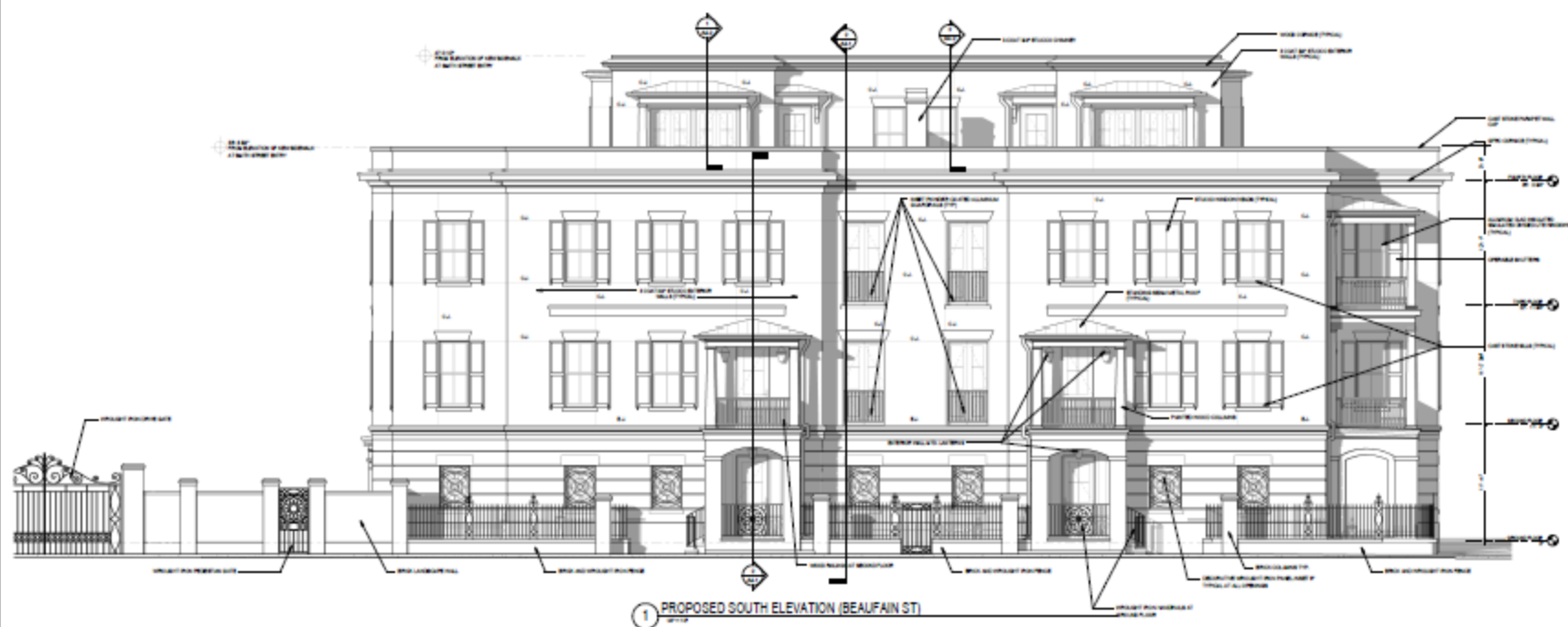


Week	Topic	Notes
1	Introduction to the course	
2	Basic concepts of statistics	
3	Descriptive statistics	
4	Inferential statistics	
5	Regression analysis	
6	Probability distributions	
7	Sampling distributions	
8	Confidence intervals	
9	Hypothesis testing	
10	Non-parametric tests	
11	Bayesian statistics	
12	Advanced topics	

PRELIMINARY	10/1/11
DATE	10/1/11
OFFICE	10/1/11
CONTACT	10/1/11

**OTIS ON ELEVATOR**

## A2.2



NOT FOR CONST.



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CHARLESTON, SC 29401-1000

HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA

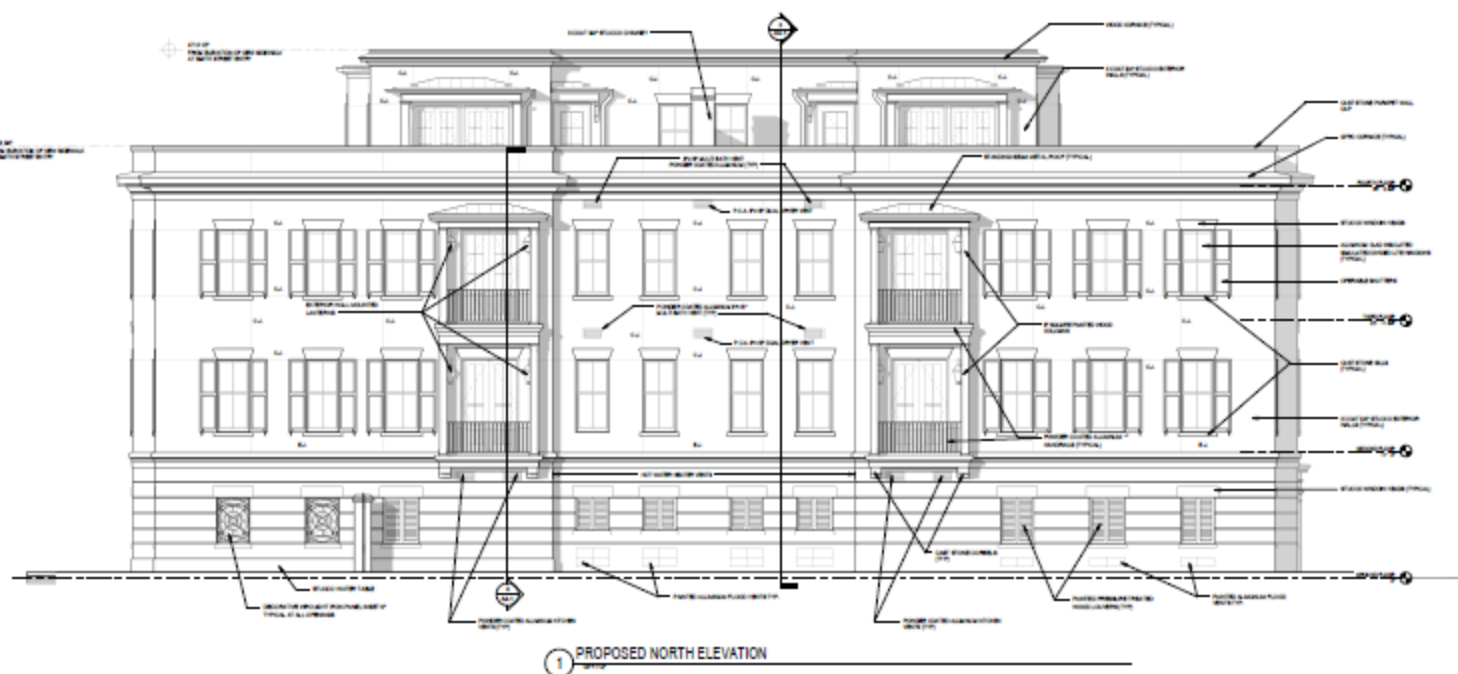


DATE	12/15/2018
BY	J. SCHMIDT
FOR	38 SMITH STREET
PROJECT NO.	12345
PROJECT NAME	HARLESTON GATES
PROJECT ADDRESS	38 SMITH STREET
PROJECT CITY	CHARLESTON, SC
PROJECT STATE	SOUTH CAROLINA
PROJECT ZIP	29401
PROJECT PHONE	(803) 123-4567
PROJECT FAX	(803) 123-4568
PROJECT EMAIL	info@evansandschmidt.com
PROJECT WEBSITE	www.evansandschmidt.com
PROJECT SOCIAL MEDIA	Facebook: Evans & Schmidt Architects Twitter: EvansSchmidtArch Instagram: EvansSchmidtArch

PROJECT NO. 12345  
DATE 12/15/2018  
BY J. SCHMIDT  
FOR 38 SMITH STREET

PROJECT NAME

A23



NOT FOR CONSTRUCTION





**CHARLESTON GATES**  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



Week	Topic	Notes
1	Introduction to the course	
2	Basic concepts of statistics	
3	Descriptive statistics	
4	Probability distributions	
5	Sampling distributions	
6	Estimation theory	
7	Hypothesis testing	
8	Regression analysis	
9	Correlation analysis	
10	Non-parametric tests	
11	Quality control	
12	Experimental design	
13	Factorial design	
14	Block design	
15	Randomized control trial	
16	Meta-analysis	
17	Bayesian statistics	
18	Machine learning	
19	Big data analytics	
20	Final exam	

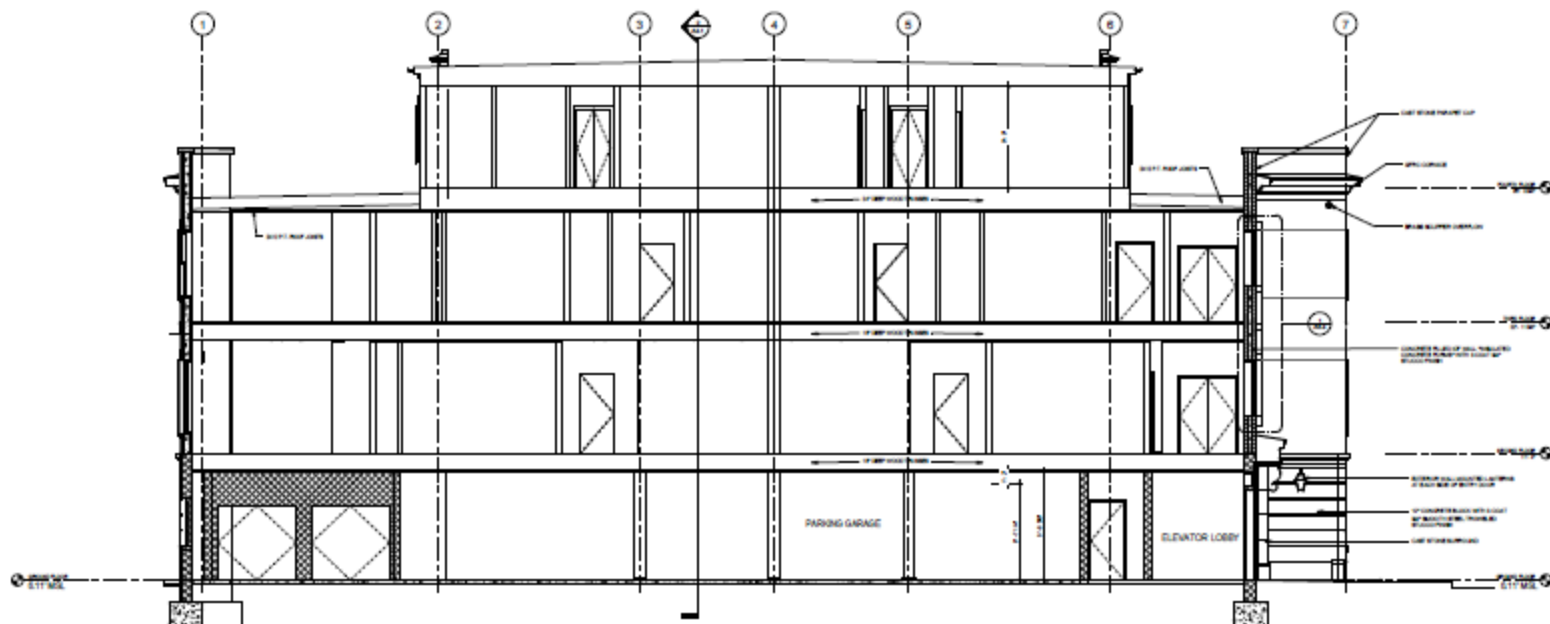
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DATE	10/1/2011
AMOUNT	100
CHECK NO.	100

**OTIS ON ELEVATOR**

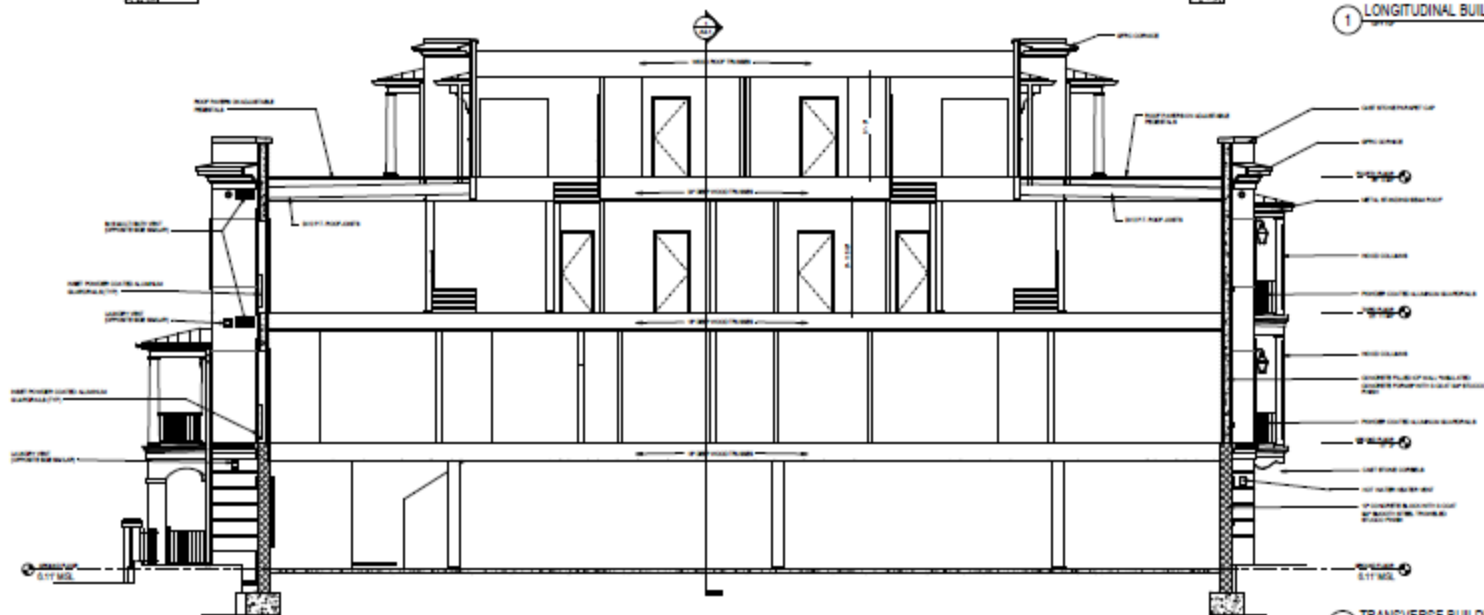
## A2.4



NOT FOR CONST.



1 LONGITUDINAL BUILDING SECTION



2 TRANSVERSE BUILDING SECTION



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CHARLESTON, SC 29401-1000

HARLESTON GATES  
301 SOUTH STREET  
CHARLESTON, SOUTH CAROLINA



DATE	10/1/2010
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
DESIGNED BY	J. SCHMIDT
PROJECT NO.	10000000
PROJECT NAME	HARLESTON GATES
PROJECT ADDRESS	301 SOUTH STREET, CHARLESTON, SC 29401
PROJECT OWNER	THE CITY OF CHARLESTON
PROJECT DESCRIPTION	RENOVATION OF HISTORIC BUILDING

PROJECT NO.	10000000
DATE	10/1/2010
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
DESIGNED BY	J. SCHMIDT

PROJECT NO.	10000000
DATE	10/1/2010
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
DESIGNED BY	J. SCHMIDT

PROJECT NO.	10000000
DATE	10/1/2010
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
DESIGNED BY	J. SCHMIDT

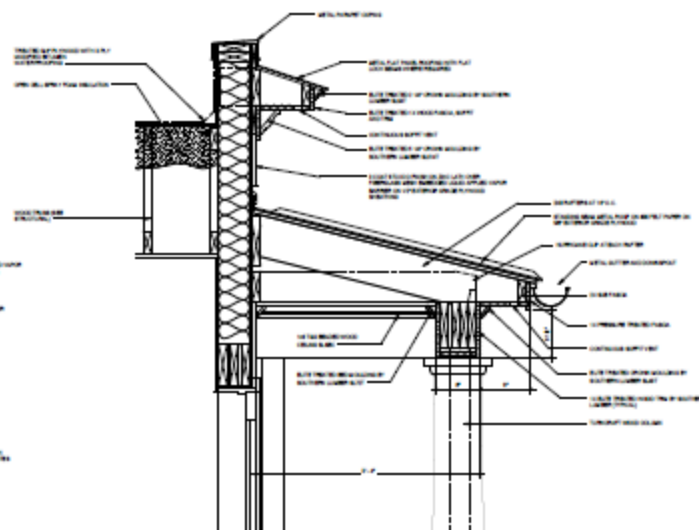
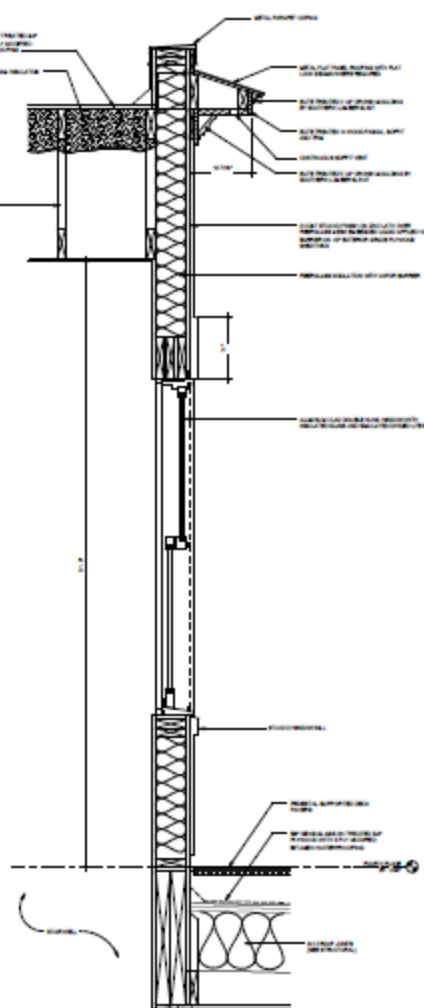
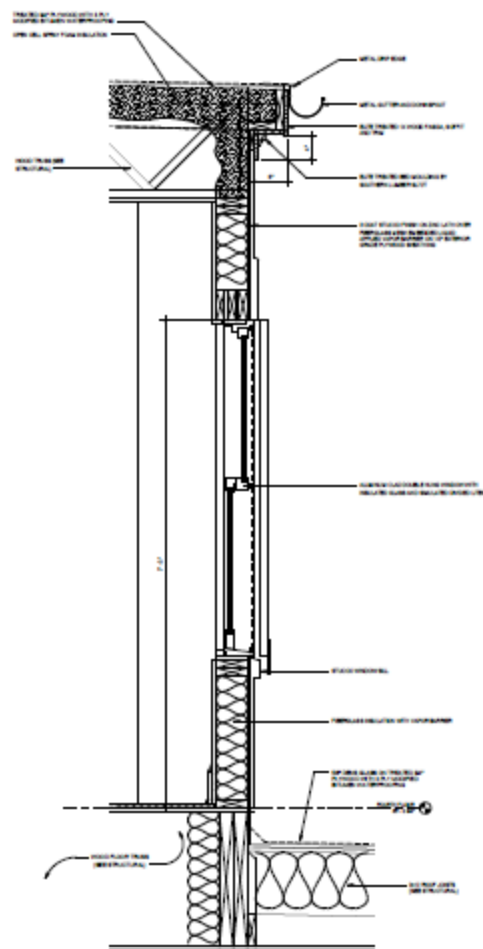
PROJECT NO.	10000000
DATE	10/1/2010
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
DESIGNED BY	J. SCHMIDT

PROJECT NO.	10000000
DATE	10/1/2010
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
DESIGNED BY	J. SCHMIDT

NOT FOR CONSTRUCTION

A3.1





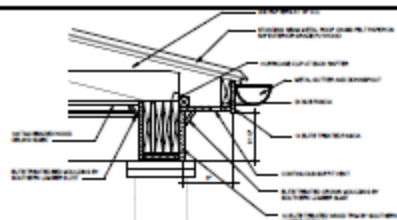
**EVANS & SCHMITT ARCHITECTS**  
304 WEST 10TH STREET, CHARLOTTE, NC 28202

**HARLESTON GATES**  
38 SMITH STREET  
CHARLOTTE, SOUTH CAROLINA

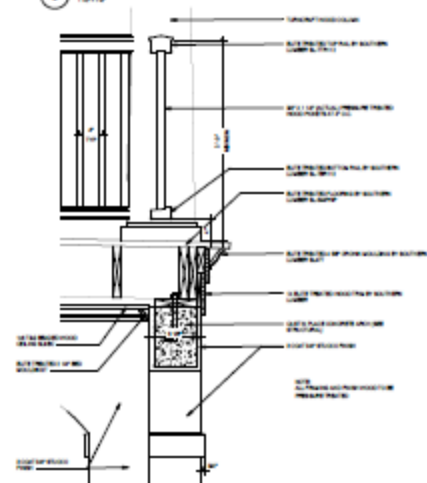
DATE: 10/1/10  
BY: J. SCHMITT  
CHECKED BY: J. SCHMITT  
APPROVED BY: J. SCHMITT

NOT FOR CONSTRUCTION

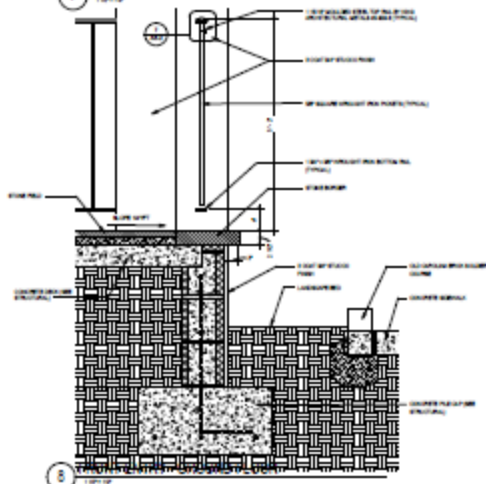
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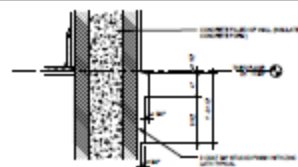
6 FRONT ENTRY - EAVE DETAIL



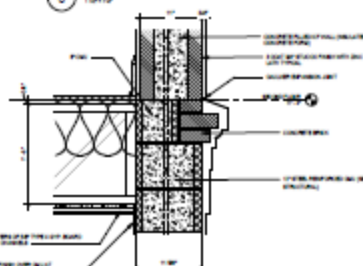
7 FRONT ENTRY - SECOND FLOOR



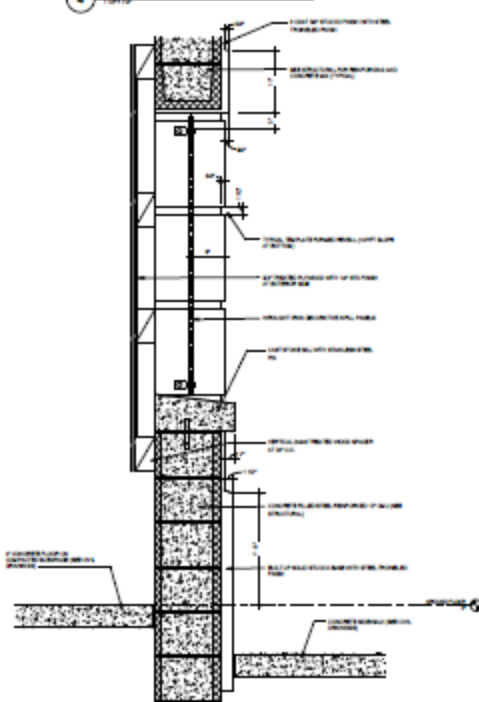
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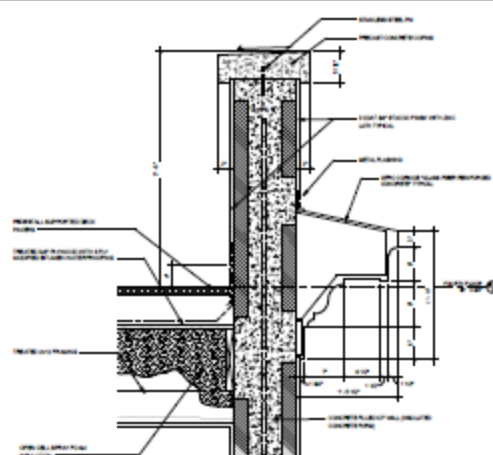
3 TYPICAL STRING COURSE



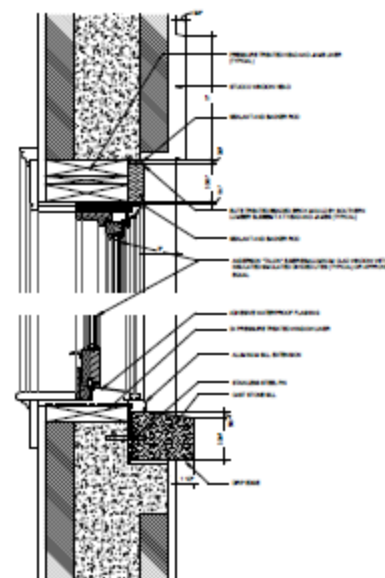
4 TYPICAL BELT COURSE



5 DETAIL AT GROUND FLOOR OPENINGS



1 CORNICE DETAIL



2 TYPICAL WINDOW DETAIL



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CHARLOTTE, NC 28203

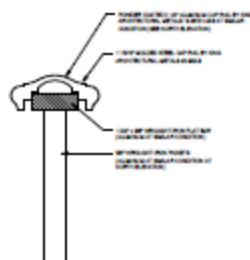
HARLESTON GATES  
38 SMITH STREET  
CHARLOTTE, SOUTH CAROLINA



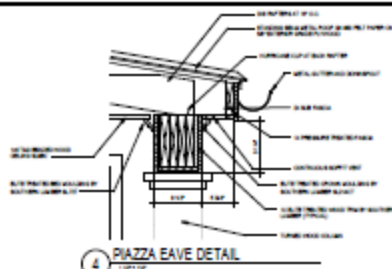
DATE	10/1/01
BY	W. J. SCHMIDT
CHECKED BY	W. J. SCHMIDT
APPROVED BY	W. J. SCHMIDT
PROJECT NO.	101
REVISIONS	
NO.	DESCRIPTION
1	REVISED SECTION

A5.1

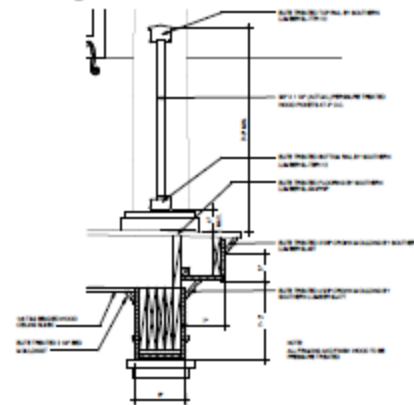
NOT FOR CONSTRUCTION



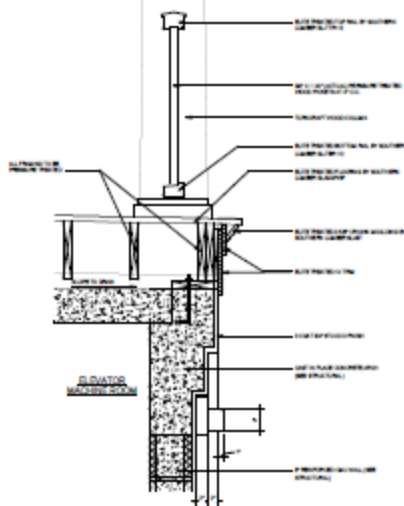
7 TYPICAL EXTERIOR METAL RAIL



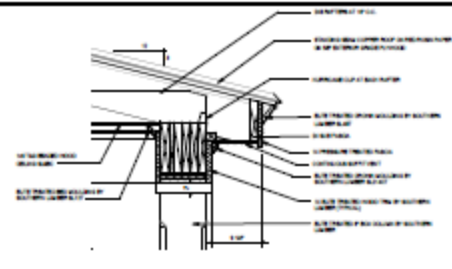
4 PIAZZA EAVE DETAIL



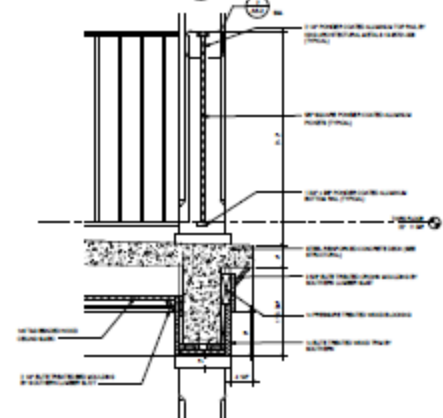
5 PIAZZA THIRD FLOOR RAILING



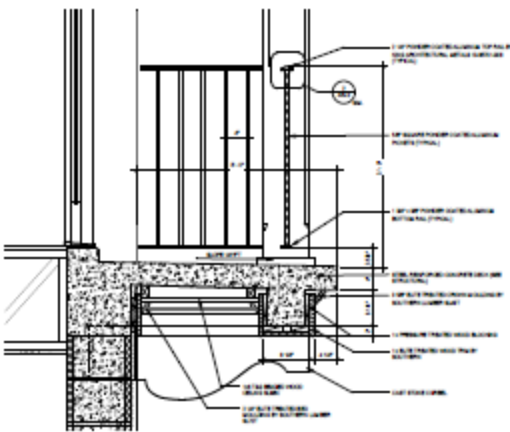
6 PIAZZA SECOND FLOOR RAILING



1 NORTH SIDE BALCONY EAVE DETAIL



2 NORTH SIDE BALCONY - THIRD FLOOR



3 NORTH SIDE BALCONY - SECOND FLOOR



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CHARLOTTE, NC 28203

HARLESTON GATES  
38 SMITH STREET  
CHARLOTTE, SOUTH CAROLINA



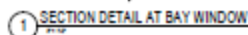
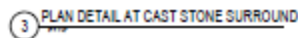
DATE: 10/1/10  
BY: D.L.S.  
CHECKED BY: D.L.S.  
APPROVED BY: D.L.S.

PROJECT NO.: 1010  
SHEET: 10 OF 10  
DATE: 10/1/10  
DRAWN BY: D.L.S.  
CHECKED BY: D.L.S.

REVISIONS SECTION

A5.2

NOT FOR CONSTRUCTION







1 PERSPECTIVE VIEW



2 VIEW AT SMITH STREET ENTRY



4 VIEW AT ENTRY COURTYARD



3 AERIAL VIEW AT BEAUFAIN AND SMITH



EVANS & SCHMIDT ARCHITECTS  
304 METTER STREET, CHARLESTON, SC 29403

HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



DATE:	10/1/10
BY:	J. SCHMIDT
CHECKED BY:	J. SCHMIDT
APPROVED BY:	J. SCHMIDT
DATE:	10/1/10
BY:	J. SCHMIDT
CHECKED BY:	J. SCHMIDT
APPROVED BY:	J. SCHMIDT

PROJECT NO.	1011
DATE	10/1/10
BY	J. SCHMIDT
CHECKED BY	J. SCHMIDT
APPROVED BY	J. SCHMIDT

PROSPECTIVE VIEW

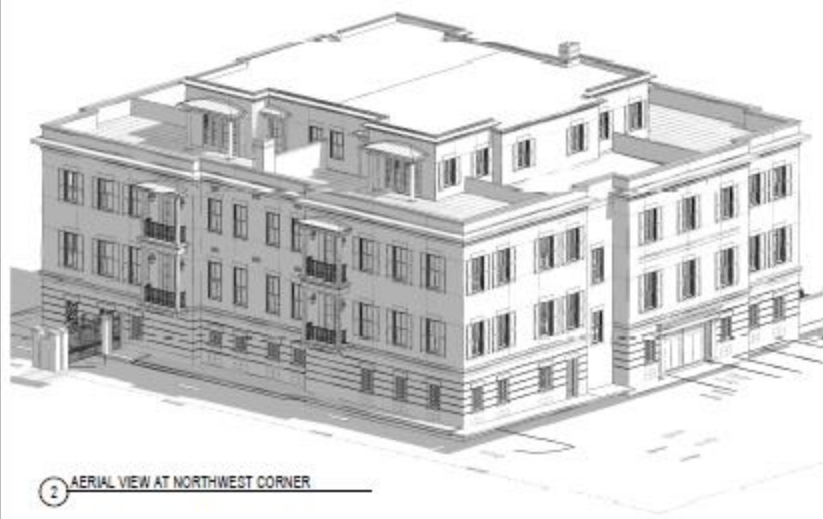
A6.1

NOT FOR CONSTRUCTION

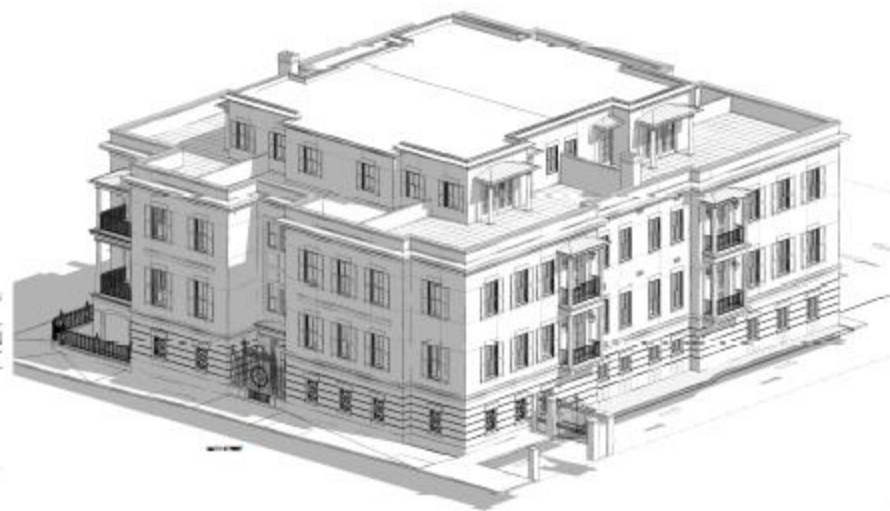




① PERSPECTIVE VIEW AT SMITH STREET



② AERIAL VIEW AT NORTHWEST CORNER



③ AERIAL VIEW AT SMITH STREET



EVANS & SCHMIDT ARCHITECTS  
304 WEST 10TH STREET, CORPUS CHRISTI, TEXAS 78401

HARLESTON GATES  
38 SMITH STREET  
CHARLESTON, SOUTH CAROLINA



DATE:	10/1/10
BY:	J. A. SCHMIDT
CHECKED BY:	J. A. SCHMIDT
APPROVED BY:	J. A. SCHMIDT
DATE:	10/1/10
BY:	J. A. SCHMIDT
CHECKED BY:	J. A. SCHMIDT
APPROVED BY:	J. A. SCHMIDT

PROJECT NO.	1010
DATE	10/1/10
BY	J. A. SCHMIDT
CHECKED BY	J. A. SCHMIDT
APPROVED BY	J. A. SCHMIDT

PERSPECTIVE VIEW

A6.2

NOT FOR CONSTRUCTION

